

CLARIFICATION ON PLASTER; SINGLE FAMILY RESIDENTIAL DWELLINGS

Issued To: SC Asbestos Groups; Contractors, Building Inspectors, Training Providers, City/County, Building Officials

Issued From: M. Jean Wheeler (Hayes), Asbestos Section

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The Department is providing clarification on two issues which have been the subject of recent concern.

One issue involves the classification of plaster. The Department considers plaster to be a surfacing material when applied as a coating on a wall or ceiling. This classification affects the number of samples collected for analysis by the building inspector. Additional clarification on ceiling plaster may be found in, 'Regulatory Requirements for Building Inspection', a previously distributed State guidance document.

Another issue involves exemptions for Single Family Dwellings (SFDs). Departmental guidance is as follows:

In order for residential property to be subject to State regulatory jurisdiction, requiring prior building inspection and notification, **the demolition activity must involve two or greater SFDs as part of the same project.** Demolitions scheduled to occur at the same time, at the same site location by a common owner/operator are part of the same project. A scheduling period is considered a calendar year, fiscal year or the term of a contract.

Situations involving the demolition of a **single SFD** for the purpose of; highway-right-of-way or urban renewal, public health, welfare or safety, eradicating structures that municipalities have declared structurally unsound or in danger of collapse and SFDs demolished under a city or county lien are exempted from inspection and notification requirements.

***(Exception: SFDs which are used for fire training purposes or those which have in the past or are currently operating as a business are not considered residential, therefore, there is no exemption from current inspection and notification requirements.**

Information contained in this correspondence does not replace existing language of any promulgated Regulation, but is intended solely as clarification. Please discard all previously distributed Demolition Applicability Charts and determinations relating to SFDs.

Thank you. Questions may be directed to me at (803) 898-4120.